

SHOPPES AT CENTRE POINTE
Rockville, Montgomery County, Maryland
(Voluntary Cleanup Program Site)

Site Location

The 1.30-acre Shoppes at Centre Pointe property, located at 822 Rockville Pike in Rockville, Maryland, houses an approximately 18,000 square foot multi-tenant strip shopping center. The site is located in a primarily light industrial and commercial area. Immediately adjacent to the site to the northwest is an Aamco Transmission service garage, to the southeast a retail patio furniture store (Patio.com), to the northeast railroad tracks and the southwest Rockville Pike.

Site History

From 1949 to 1960, the site housed Wilbur's Casket Works (a.k.a. Concrete Vault Works), which included a tar oven, two underground solvent tanks and a machine shop. From 1963 to 1984, the site housed Bergmann's Laundry. The shopping center was built prior to 1949 and was extensively renovated during the 1980s. From 1973 to the early 1980s, the site also housed Reddy Motors. During the 1980s, the Washington Metropolitan Area Transit Authority acquired the northeastern portion of the property that likely included the solvent tanks from Wilbur's Casket Works for construction of the railroad tracks. Current tenants include a bank, a mortgage finance office and a beauty salon.

Environmental Investigations

The property has been subject to numerous investigations including removal of underground storage tanks (USTs) and investigation of a tetrachloroethene (PCE) plume in the groundwater beneath the site. In 1987, two USTs were abandoned in place and low levels of hydrocarbons were identified near one tank. The Maryland Department of the Environment (MDE) Oil Control Program issued a Notice of Compliance for these tanks in 1994. However in 1998, soil borings and groundwater samples identified the presence of petroleum hydrocarbons and PCE in the groundwater. Two 4,000 gallon USTs, 351 tons of impacted soil and 17 tons of concrete were subsequently removed from the site.

The identification of PCE in the groundwater led to further investigation of the site and in September 1998 Versar completed a Phase II Environmental Site Assessment. This investigation identified the presence of PCE and related breakdown products in soil gas and groundwater samples. A further subsurface investigation completed in December 1998 included completion of 11 direct push borings and collection of groundwater groundwater samples that identified the presence of PCE at a maximum concentration of 3700 parts per billion (ppb). Following identification of the plume, the property owner voluntarily submitted a Corrective Action Plan to MDE's Resource Conservation and Recovery Act (RCRA) Program with an endpoint of 253 ppb PCE in groundwater. The property owner has completed two rounds of *in-situ* chemical oxidation in 1999, one round of sodium permanganate remediation in 2000 and is currently in the process of completing a bioremediation treatment and quarterly monitoring under the CAP.

The maximum concentration of PCE in groundwater during the July 2003 quarterly monitoring was 1,560 ppb, which is still well above the RCRA-approved Corrective Action Plan (CAP) endpoint of 253 ppb. In 2003, a subsequent investigation identified a source of PCE under the building with soil concentrations of PCE up to 265 ppm, which lead to the installation of a soil vapor extraction unit for the shopping center. The final quarterly monitoring under the CAP was completed in September 2003 which identified a maximum PCE concentration of 1,780 ppb. However, the chemical oxidation treatment and soil vapor extraction are ongoing.

Current Status

The property owner has applied and been accepted into the MDE Voluntary Cleanup Program seeking a Certificate of Completion as an inculpable person. MDE is currently awaiting submission of a RAP.

Contact

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